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Planning Commission Continuance

TO: PLANNING COMMISSION *SB*

FROM: SYDNEY BETHEL, PLANNER II
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THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
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MEETING DATE: MAY 1, 2019

SUBJECT: S19-01, VAL VISTA & PECOS

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

RECOMMENDED MOTION

Move to continue S19-01 Val Vista & Pecos to the June 5, 2019 public hearing.

APPLICANT/OWNER

Company: Bowman Consulting
Name: John Gray
Address: 1295 W. Washington St., #108
 Tempe, AZ 85281
Phone: (480) 559-8351
Email: jgray@bowmanconsulting.com

Company: Diversified Partners
Name: Alexandra Schuchter
Address: 7500 E. McDonald Dr., #100A
 Scottsdale, AZ 85250
Phone: (480) 205-9652
Email: alexandra@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	The Town Council approved a General Plan Amendment and Specific Area Plan (GP98-5) for the Spectrum at Val Vista. The Town Council approved Ordinance No. 1209 (Z99-6) to rezone the site to Shopping Center (SC) PAD zoning district.
<i>March 9, 2006</i>	The Design Review Board approved DR05-102, Spectrum Shopping Centre, the final site plan for the overall shopping center for approximately 75,000 sq. ft. of commercial separated into Shops A, B, and C and Pads 4, 5, and 6.
<i>May 10, 2007</i>	The Design Review Board approved DR07-29, a Comprehensive Sign Program for Spectrum Shopping Centre.
<i>February 14, 2008</i>	The Design Review Board approved DR07-141, revisions to the Spectrum Shopping Centre site plan.
<i>January 15, 2015</i>	The Design Review Board approved DR14-38, Deseret Industries Retail Store, for the construction of a 60,127 retail store and offices.
<i>March 6, 2019</i>	The Planning Commission heard S19-01 and DR19-14, Val Vista & Pecos, as a study session item.

Overview

The subject site is generally located at the northeast corner of Val Vista Drive and Pecos Road on approximately 11.2 acres, zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. The preliminary plat proposes to subdivide two (2) existing parcels, Parcel 14C and Parcel 14D, from the final plat of the Spectrum Centre into six (6) new parcels. The other two (2) parcels within the Spectrum Center, Parcel 14A and Parcel 14B, which contain the existing Circle K and McDonalds, are not being modified. The intent of the preliminary plat is to allow for the development of six (6) individually owned commercial buildings within an interconnected site that shares access and amenities. The proposed commercial developments are intended for a variety of commercial uses including restaurant, retail, and group fitness.

Staff is requesting a continuance to the June 5, 2019 Planning Commission hearing in order to provide the applicant additional time to address review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to continue S19-01 Val Vista & Pecos to the June 5, 2019 public hearing.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

S19-01 Val Vista & Pecos
Attachment 1: Notice of Public Hearing
May 1, 2019

PLANNING COMMISSION DATE:

Wednesday, May 1, 2019 - TIME: 9:00 AM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

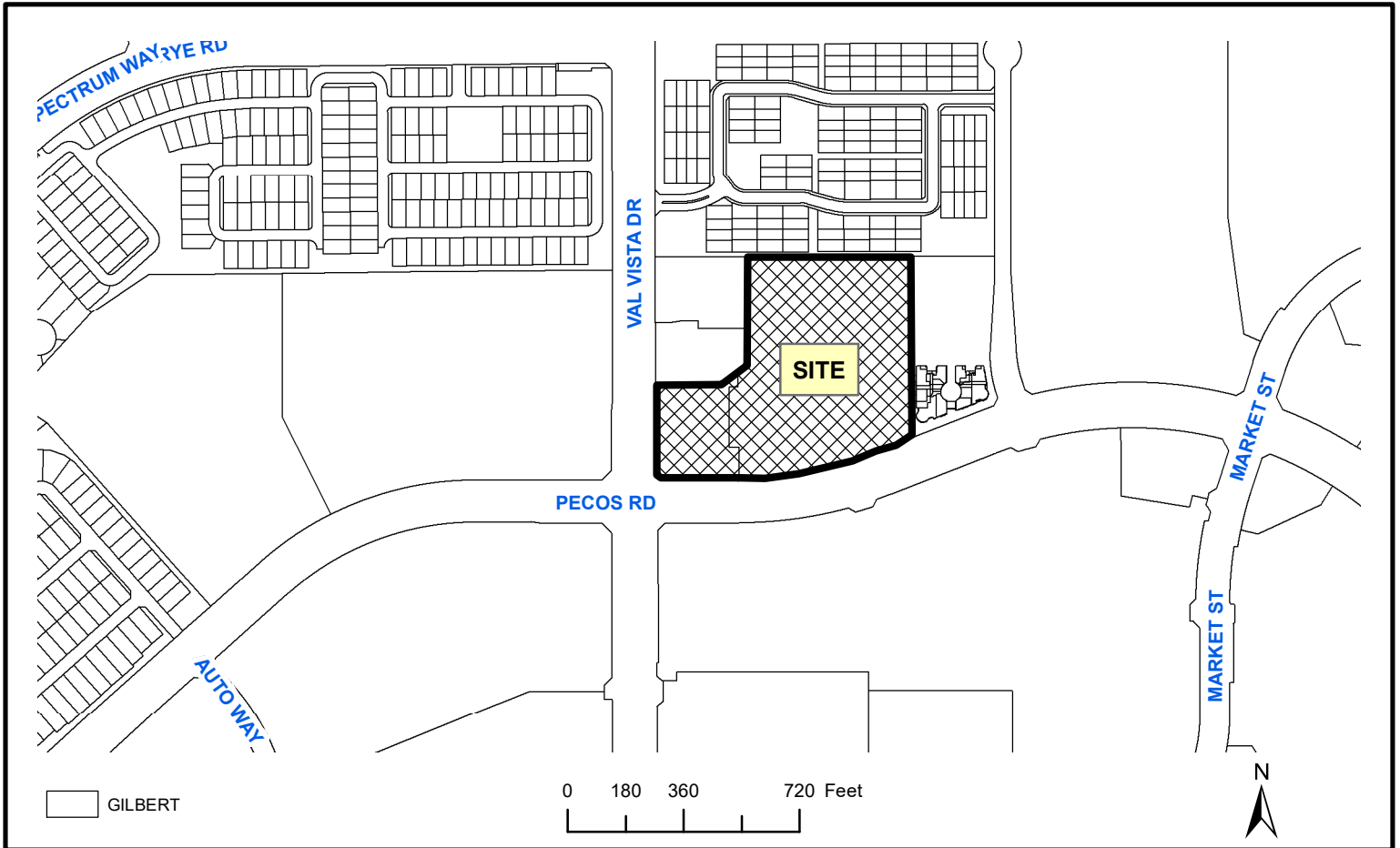
* Call Planning Department to verify date and time: (480) 503-6721

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

REQUESTED ACTION:

S19-01 VAL VISTA & PECOS: Request to approve Preliminary Plat and Open Space Plan for Val Vista and Pecos for a commercial subdivision on approx. 11.2 acres generally located at the northeast corner of Val Vista Drive and Pecos Road in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay zoning district.

SITE LOCATION:



APPLICANT Bowman Consulting
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Tempe, AZ 85281

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